

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 15
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Jose Leopoldo Romero, Jr., and Peter DuFour have expressed an interest in and have submitted a satisfactory proposal for the development of a restaurant in the first floor of the building located on Disposition Parcel 15 in the Fenway Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Jose Leopoldo Romero, Jr., and Peter DuFour be and hereby be tentatively designated as Redevelopers of a portion of Disposition Parcel 15 in the Fenway Urban Renewal Area subject to:

- a. The Authority being able to acquire title to Disposition Parcel 15 from the City of Boston;
- b. publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

MEMORANDUM

FEBRUARY 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FENWAY URBAN RENEWAL AREA PROJECT NO. MASS. R-115
TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 15

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On October 5, 1972, the Institute of Contemporary Art was tentatively designated as Redeveloper of Disposition Parcel 15 in the Fenway Urban Renewal Area. This parcel is located on Boylston Street between Hereford Street and Massachusetts Avenue and consists of approximately 10,500 square feet. The site is presently occupied by a vacant three-story building which was formerly Police Station No. 16.

The Institute of Contemporary Art has proposed to rehabilitate Police Station 16 and utilize the structure for gallery exhibits, teaching, and office space for their operation. In order to provide an economic base for the continued maintenance of the structure, once rehabilitated, it was proposed by the Authority that ground floor space be set aside for restaurant use. The Institute of Contemporary Art will sublease the restaurant space and remit a portion of the rental income to the City in lieu of tax payments.

Jose Leopoldo Romero, Jr., and Peter DuFour of Casa Romero, 30 Gloucester Street have been selected as having the best proposal of all the fine restaurants responding to the Authority's September advertisement. The Redevelopers have indicated the desire to maintain aesthetic harmony with the Institute of Contemporary Art's rehabilitation plans as well as to develop a first class restaurant serving a diverse menu of the finest in New England country and European provincial cuisine. The restaurant will be of a highly personalized decor and of an intimate size, seating approximately 50-60. It will be situated in the first floor of the building and contain approximately 1400 square feet.

The Redevelopers have much experience as restaurateurs being involved in the development of several restaurants including Casa Romero in Boston and Casa Mexico in Cambridge. The Redevelopers are in the process of obtaining suitable financing and they are presently coordinating their design plans with the Institute of Contemporary Art's architects.

It is therefore recommended that Jose Leopoldo Romero, Jr., and Peter DuFour be tentatively designated as Redeveloper of the restaurant space in the first floor of the building located on Parcel 15 in the Fenway Urban Renewal Area subject to the conditions outlined in the attached Resolution.

An appropriate Resolution is attached.

Attachment

c. Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed construction schedule.
- (v) A Lease between the Redevelopers and said Institute of Contemporary Art containing terms satisfactory to the Authority.

2. That the Secretary is hereby authorized to publish notice of the proposed transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

LOCATION MAP
FENWAY PROJECT
R-115

DISPOSITION PARCEL 15

